



**INSTRUCTIONS**

This form is used to re-apply for Findings of Adequacy based on the requirements within the Broward County Land Development Code. For your application to be officially accepted for processing and scheduled for a County Commission meeting, you must complete this application in full. The owner/agent certification must be signed and notarized with the appropriate required documentation attached. Please type in the boxes below or print this document and complete legibly in **black ink**.

**PROJECT INFORMATION**

Plat Name Ledds Enterprises II Plat

Plat Number 027-UP-89 Plat Book - Page 144-20

Owner/Applicant Kirk Wills Phone 813-388-1026

Address 5135 Madison Ave City Tampa State FL Zip Code 33619

Owner's E-mail Address kirk.wills@wasteconnections.com Fax # \_\_\_\_\_

Agent Kimley-Horn and Associates, Inc. Phone 954-828-2400

Contact Person Thuy Turner, AICP

Address 600 N. Pine Island Rd, Suite 450 City Plantation State FL Zip Code 33324

Agent's E-mail Address thuy.turner@kimley-horn.com Fax # \_\_\_\_\_

**APPLICATION STATUS**

Five Year Adequacy Expiration Date (for recorded plat or note amendment, whichever is applicable.) \_\_\_\_\_

This Expiration affects: (a)  All Development on Plat  
 (b)  Partial Development on Plat

If (b), specify what has expired: Parcel A-3

**PROJECT CHARACTERISTICS**

Use the space below to provide the following information:

<b>EXISTING</b>	<b>PROPOSED</b>
Land use plan designation(s) <u>Commerce</u>	Land use plan designation(s) <u>Commerce</u>
Zoning District(s) <u>Industrial - 2</u>	Zoning District(s) <u>Industrial - 2</u>

Has flexibility been allocated or is flexibility proposed to be allocated under the County Land Use Plan?  Yes  No  
 If yes, consult Policy 13.01.10 of the Land Use Plan. A compatibility determination may be required.

Are there any existing structures on the plat?  YES  NO

If YES, you are required to submit documentation providing evidence of the use, size (gross sq.ft.), unit type, and bedroom number, as well as complete the table below. All existing buildings must be shown on the required survey. Please be advised that GROSS non-residential square footage includes interior mezzanines and any permanent canopies and overhangs for outdoor tables at restaurants and drive-thru facilities. The definition of a "building" is included in the Broward County Land Development Code.

Land Use	Gross Sq. Ft. / # of Dwelling Units	Date Last Occupied	Remain the Same	Change Use	Be Demolished
Industrial	17,000 sq. ft.		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Industrial	17,000 sq. ft.		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Current Note on Plat (attach additional sheet if necessary):  
Parcel A-3 is restricted to 4.62 acres of industrial use. Industrial buildings may have no more than 30% ancillary office per bay or single tenant building. Free standing ancillary office uses are permitted within Parcel A-3, defined as a subordinate to the principal outdoor storage use.

Are you requesting approval of the:  (A) Same Note  (B) Different Note

If (B), specify the proposed note (attach additional sheet if necessary):  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**ACTIONS TAKEN TO IMPLEMENT CONDITIONS OF PLAT APPROVAL**

A. Construction:  
Construction Completed \_\_\_\_\_  
\_\_\_\_\_

Outstanding Construction Agreements with the County \_\_\_\_\_  
\_\_\_\_\_

B. Dedication/Easements:  
Dedication/easements granted (specify instrument, if applicable) \_\_\_\_\_  
\_\_\_\_\_

C. Impact/Concurrency Fees:  
Impact/concurrency fees and other obligations paid to County \_\_\_\_\_  
\_\_\_\_\_

Outstanding agreements with County for payment \_\_\_\_\_  
\_\_\_\_\_

D. Other Actions Taken: \_\_\_\_\_

**PROJECT QUESTIONNAIRE**

**-ALL QUESTIONS MUST BE ANSWERED-**

1. Estimate or state the total number of on-site parking spaces to be provided	SPACES: _____
2. Number of seats for any proposed restaurant or public assembly facility, including places of worship.	SEATING: <u>N/A</u>
3. Number of students for a day care center or school.	STUDENTS: <u>N/A</u>
4. Will project be served by an approved potable water plant? If YES, state name and address here. <u>BCWWS 2555 W Copans Rd, Pompano Beach, FL 33069</u>	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
5. Will project be served by an approved wastewater (sewage) treatment plant? If YES, state name and address here. <u>BCWWS 2555 W Copans Rd, Pompano Beach, FL 33069</u>	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
6. Are on-site wells for potable water currently in use or proposed? If YES, a current letter is required from the appropriate utility service stating the location of the closest approved potable water line and the exact distance to the property.	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
7. Are septic tanks currently in use or proposed? If YES, a current letter is required from the appropriate utility service stating the location of the closest sanitary sewer line and the exact distance to the property.	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
8. Is this project within an existing Development of Regional Impact (DRI) or Florida Quality Development (FQD)? If YES, indicate the DRI or FQD name: _____ If YES, provide the latest ordinance number and Official Record Book and page number. Ordinance No. _____ O.R. Book / Page No. _____	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
9. Has a school site been reserved or dedicated on the property? If YES, is there a school credit agreement? If so, please provide O.R. Book & Page of agreement. _____	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
10. Are there any natural features located on the property? (e.g. wetlands, areas of native tree canopy, dunes, wildlife habitats, etc.) If YES, attach sheet and describe fully. For further information, contact Aquatic and Wetland Resources Section (ELBP Division).	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
11. Does the property contain any portion of lands identified as "Natural Resource Areas"? If YES, provide two (2) copies of a Generalized Resource Survey for the property, per Sections 5-195(a) & (14) of the LDC. For locations, contact the Aquatic and Wetland Resources Section of the Environmental Licensing & Building Permitting (ELBP) Division.	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
12. Does the property contain any portion of lands identified as an "Urban Wilderness Area" or "Vegetative Resource Category Local Area of Particular Concern"? If YES, provide six (6) copies of an Environmental Review Form, as per Section 5-182(j) of the LDC. Forms are available at the Planning and Development Management Division. For locations, contact the Aquatic and Wetland Resources Section (ELBP Division).	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
13. Does the property contain any portion of lands identified on either the Broward County Land Use Plan Cultural Resources Map Series/Local Areas of Particular Concern - "Archaeological Cultural Resources Sites" or "Historic Sites," which include archaeological sites and/or historic resources. If YES, provide (5) copies of an Archaeological Report, as per Section 5-182(j) of the Land Development Code. For locations, contact the County Historic Preservation Officer.	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
14. Is any change being requested to the current, recorded non-vehicular access line? If YES, see Required Documentation on Page 3 of this application.	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

**REQUIRED DOCUMENTATION** - Submit three (3) originals of each document and one (1) electronic copy of each item listed below. Original drawings should be folded to approximate size of 9" x 12". Each document listed below must also be submitted electronically as a separate pdf on a CD, flash drive, etc.

- Copy of the recorded plat.
  - Copy of a survey, no older than 6 months, showing the location of all existing structures, paved areas, easements, and existing roadway details adjacent to the property.
  - If the applicant proposes to modify the recorded non-vehicular access line (NVAL) on the plat:
    - A copy of a site plan showing the on-site traffic circulation system, adjacent roadway details, and the location of the all existing and proposed driveways are required.
    - If a site plan is not available, a copy of a signed and sealed drawing clearly illustrating the proposed changes to the recorded non-vehicular access line(s) may be accepted, if staff determines that the drawing clearly demonstrates the rationale for the request.
    - A narrative describing the precise change(s) to the non-vehicular access line(s) and the reasons for the proposed change(s).
  - A letter of approval from the applicable municipality, dated within six (6) months of this application, specifically stating the precise note language requested on the plat. If the property is located within a Development of Regional Impact (DRI), the letter shall also indicate if the proposed note is consistent with the approved DRI Development Order. If changes to the non-vehicular access line are proposed, the letter shall also indicate the City's position on these changes.
  - A Valid Pre-Application approval letter from the Florida Department of Transportation. This is required for all applications which abut a trafficway that is functionally classified as a State Road and which have or propose direct access to the state road.
  - If on-site wells for potable water and/or septic tanks are currently in use or proposed: A current letter, dated within the past six (6) months, from the appropriate utility service area stating the location of the closest approved potable water line and/or sanitary sewer line and the exact distance to the property.
  - **RESIDENTIAL APPLICATIONS ONLY: A receipt from the School Board documenting that a Public School Impact Application (PSIA) and fee have been accepted by the School Board** for residential projects subject to school concurrency, exempt from school concurrency (exemptions include projects that generate less than one student, age restricted communities, and projects contained within Developments of Regional Impact), or subject to an approved Declaration of Restrictive Covenant or Tri-Party Agreement.
  - For industrial developments and projects which utilize fuel storage tanks: A copy of an Industrial Review Form. Forms are available at the Planning and Development Management Division.
  - A signed and sealed sketch and legal description for any new parcel or tract created by the application.
  - A check made payable to the Broward County Board of County Commissioners for the application fee (see Fee Schedule available at the Planning and Development Management Division).
- Additional documentation may be required. Contact Planning & Development Management staff prior to submittal.**

**OWNER/AGENT CERTIFICATION**

State of Florida  
 County of Broward

This is to certify that I am the owner/agent of the property described in this application and that all information supplied herein are true and correct to the best of my knowledge. By signing this application, owner/agent specifically agrees to allow access to the described property at reasonable times by County personnel for the purpose of verification of information provided by owner/agent.

Signature of owner/agent [Signature]

Sworn and subscribed to before me this 21 day of October, 2019

Additional documentation may be required. Please contact Planning & Development Management staff prior to submittal.  Development Management staff prior to submittal.

Has presented \_\_\_\_\_ as identification.

Signature of Notary Public [Signature]

Type or Print Name \_\_\_\_\_

**THOMAS J. WHALEN**  
 Notary Public - State of Florida  
 Commission # GG 909200  
 My Commission Expires  
 August 29, 2023

**FOR PLANNING AND DEVELOPMENT MANAGEMENT DIVISION USE ONLY**

Time \_\_\_\_\_ Application Date 10/23/19 Acceptance Date 11/4/19

Comments Due 12/5/19 Report Date 12/19/19 Fee \$ 2,400

Plats     Site Plans/Drawings     City Letter     FDOT Letter     Agreements

Other Attachments (Describe) Survey, City Resolution

Adjacent City BNSD Received by MEXICO / HW



October 21, 2019

## **Findings of Adequacy Narrative**

### **Ledds Enterprises II Plat – Parcel A-3 (PB 144, PG 20)**

The most recent plat note amendment was approved on November 13, 2012 by the Broward County Commission (O.R. Book 494248, Page 364) with an expiration date of June 14, 2016. The proposed note for Parcel A-3 of the Findings of Adequacy will not change and will read as follow:

Parcel A-3 is restricted to 4.62 acres of industrial use. Industrial buildings may have no more than 30% ancillary office per bay or single tenant building. Free standing ancillary office uses are permitted within Parcel A-3, defined as a subordinate to the principal outdoor storage use.

**EXHIBIT "A"**

**DESCRIPTION:**

PARCEL A-3

A PORTION OF PARCEL "A", LEDDS ENTERPRISES II, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 144, PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID PARCEL "A" OF SAID PLAT, THENCE NORTH 00°42'57" EAST, ALONG THE EAST BOUNDARY LINE OF SAID PARCEL "A", A DISTANCE OF 1285.11 FEET; THENCE NORTH 89°51'32" WEST PARALLEL TO AND 198.00 FEET SOUTH OF THE NORTH LINE OF SAID PLAT, A DISTANCE OF 460.65 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUE ALONG SAID PARALLEL LINE, NORTH 89°57'32" WEST, A DISTANCE OF 398.17 FEET TO A POINT ON THE WEST LINE OF SAID PLAT; THENCE SOUTH 00°55'48" WEST, ALONG SAID WEST LINE, A DISTANCE OF 504.90 FEET; THENCE SOUTH 89°59'59" WEST, A DISTANCE OF 399.12 FEET TO A POINT; THENCE NORTH 00°49'22" EAST. A DISTANCE OF 504.60 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE. LYING AND BEING IN BROWARD COUNTY, FLORIDA AND CONTAINING 201,194 SQUARE FEET OR 4.618 ACRES MORE OR LESS.

**NOTES:**

1. REPRODUCTIONS OF THIS SKETCH AND DESCRIPTION ARE NOT VALID UNLESS SEALED WITH A SURVEYOR'S SEAL.
2. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. THE LAND DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO A RECORD PLAT BEARING OF NORTH 00°42'57" EAST ALONG THE EAST LINE OF PARCEL "A", LEDDS ENTERPRISES II, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 144, PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
5. RECORD INFORMATION SHOWN HEREON IS OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**LEGEND/ABBREVIATIONS**

- LB - LICENSED BUSINESS
- B.C.R. - BROWARD COUNTY RECORDS
- PB - PLAT BOOK
- PG(S) - PAGES
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT

**CERTIFICATE:**

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON OCTOBER 1, 2019. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

**SHEET 1 OF 2**



**CAULFIELD & WHEELER, INC.**  
 CIVIL ENGINEERING  
 LANDSCAPE ARCHITECTURE - SURVEYING  
 7900 GLADES ROAD - SUITE 100  
 BOCA RATON, FLORIDA 33434  
 PHONE (561)-392-1991 / FAX (561)-750-1452

Digitally signed by David Lindley  
 DN: cn=US, st=Florida, ou=Boca Raton, o=Surveying, ou=Caulfield & Wheeler, Inc., cn=David Lindley, email=Dave@cwassoc.com  
 Date: 2020.01.07 08:38:48 -0500

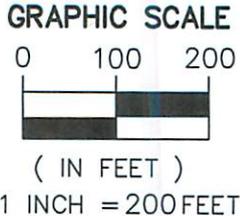
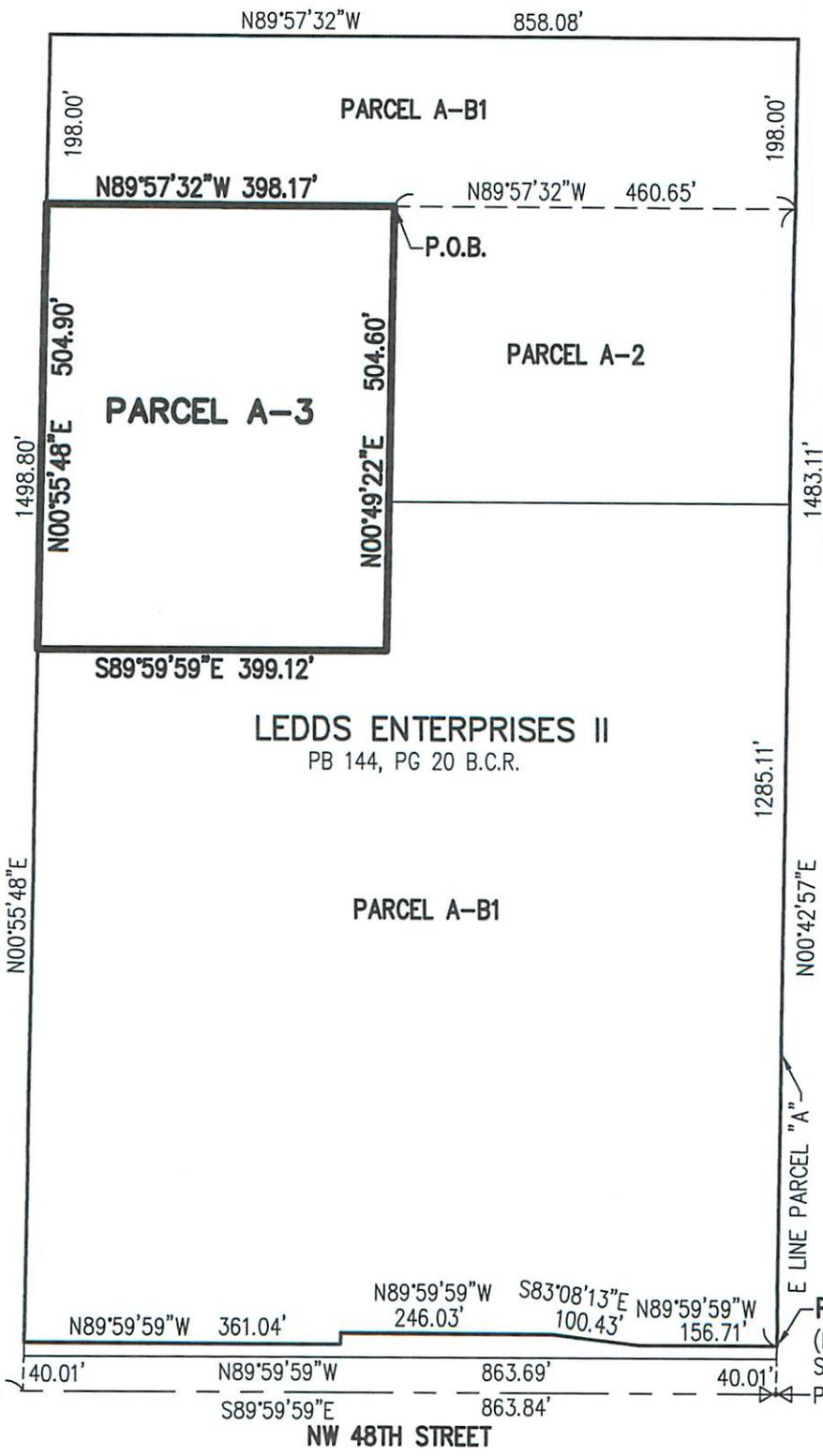
**David Lindley**

DAVID P. LINDLEY  
 REGISTERED LAND  
 SURVEYOR NO. 5005  
 STATE OF FLORIDA  
 L.B. 3591

DATE	10/01/19
DRAWN BY	DLS
F.B./ PG.	NONE
SCALE	NONE
JOB NO.	8755 PAR A3

**LEDDS ENTERPRISES II  
 PARCEL A-3  
 SKETCH OF DESCRIPTION**

EXHIBIT "A"



SHEET 2 OF 2

**CAULFIELD & WHEELER, INC.**  
 CIVIL ENGINEERING  
 LANDSCAPE ARCHITECTURE - SURVEYING  
 7900 GLADES ROAD - SUITE 100  
 BOCA RATON, FLORIDA 33434  
 PHONE (561)-392-1991 / FAX (561)-750-1452

Digitally signed by David Lindley  
 DN: c=US, st=Florida, l=Boca Raton, ou=Surveying, o=Caulfield & Wheeler, Inc., cn=David Lindley, email=David@cwiasoc.com  
 Date: 2020.01.07 08:37:47 -0500

**David Lindley**

DAVID P. LINDLEY  
 REGISTERED LAND SURVEYOR NO. 5005  
 STATE OF FLORIDA  
 L.B. 3591

DATE	10/01/19
DRAWN BY	DLS
F.B./ PG.	NONE
SCALE	1"=200'
JOB NO.	8755 PAR A3

**LEDDS ENTERPRISES II  
 PARCEL A-3  
 SKETCH OF DESCRIPTION**